

KANAB PLANNING COMMISSION MEETING

JANUARY 19, 2016

KANE COUNTY COMMISSION CHAMBERS

PRESENT: Chairperson Joan Thacher, Chair Pro Tem Mike Downward, Commission Members: Stuart Allan, Arlon Chamberlain, Marty Ott, Jeff Stott of Kanab City Legal Council, Business/Land Use Coordinator Mike Reynolds, City Planner Bob Nicholson, City Council Liaison Brent Chamberlain, and Secretary Katherine Ohlwiler.

MEETING STARTED AT 6:35 PM

APPROVAL OF MINUTES: Stuart Allan made a motion to approve the minutes of the previous meeting December 1, 2015. Mike Downward 2nd the motion. Motion passed.

MAYOR HOUSTON: Mayor Houston wanted to thank everybody for all of their effort. He explained that all of the Commission positions have been filled except for one and he does have an applicant who would do a great job. He also encouraged the Commission when rewriting the Ordinances to get them as short and simple as possible and have them still do the things they are supposed to be doing. He'd like it to be completed and codified and online within the next 12-18 months. He'd like to have the Ordinances reviewed and updated every year. Mayor Houston also expressed that the Planning Commission meetings will be held twice a month except for November and December.

PUBLIC COMMENT: None

DISCUSSION, NOMINATIONS, AND VOTE FOR A PLANNING COMMISSION MEMBER TO BE ELECTED/CONFIRMED CHAIRPERSON: Stuart Allan made a motion to elect Joan Thacher as Chairman. Mike Downward 2nd the motion. Motion passed unanimously.

DISCUSSION, NOMINATIONS, AND VOTE FOR A PLANNING COMMISSION MEMBER TO BE ELECTED/CONFIRMED CHAIRPERSON ELECT: Stuart Allan made a motion to nominate Mike Downward as Chair Pro Tem. Joan Thacher 2nd the motion. Motion passed unanimously.

KRIS JONES DISCUSSION ON ZONE/DISTRICT CHANGES TO ACCOMMODATE SMALL DETACHED TOWNHOUSES: The Commission discussed whether or not changing the Ordinance would open it up for other types of housing. After discussing his ideas, the Commission told Kris Jones to bring back a site plan to the next meeting.

PUBLIC HEARING DISCUSSION AND RECOMMENDATION ON ZONE CHANGE TO PARCEL K-16-15A-ANNEX FROM RA-5 TO RR-1 ON 2.5 ACRES: Stuart Allan made a motion to go in and out of Public Hearing at the call of the Chair to consider the Zone Change Application. Arlon Chamberlain 2nd the motion. Motion passed unanimously. Duane Barnson explained that he was there representing the applicant, Shirley Shumway, in wanting to change the zone on the 2.5 acre parcel and be able to build a house on the property. He explained that

this change would flow in the direction of the surrounding properties. Out of Public Hearing. Arlon Chamberlain made a motion to recommend to City Council to change parcel K-16-15A-Annex from RA-5 to RR-1. Marty Ott 2nd the motion. Motion passed unanimously.

PUBLIC HEARING DISCUSSION AND RECOMMENDATION ON REVISIONS TO THE KANAB CITY LAND USE ORDINANCE CHAPTER 20, AND EXHIBITS A, B, AND C:

Arlon Chamberlain made a motion to go in and out of Public Hearing at the call of the Chair. Mike Downward 2nd the motion. Motion passed unanimously. Out of Public Hearing. Bob Nicholson discussed the changes he made to Chapter 20 and the Exhibits. Mike Downward made a motion to table the discussion on the recommendations for the Changes to the Land Use Ordinance Chapter 20 and Exhibits A, B, and C until next meeting. Stuart Allan 2nd the motion. Motion passed unanimously.

STAFF REPORT: None

COMMISSION MEMBER REPORT: None

COUNCIL MEMBER LIAISON REPORT: None

Stuart Allan made a motion to adjourn.

Chairperson

Date